

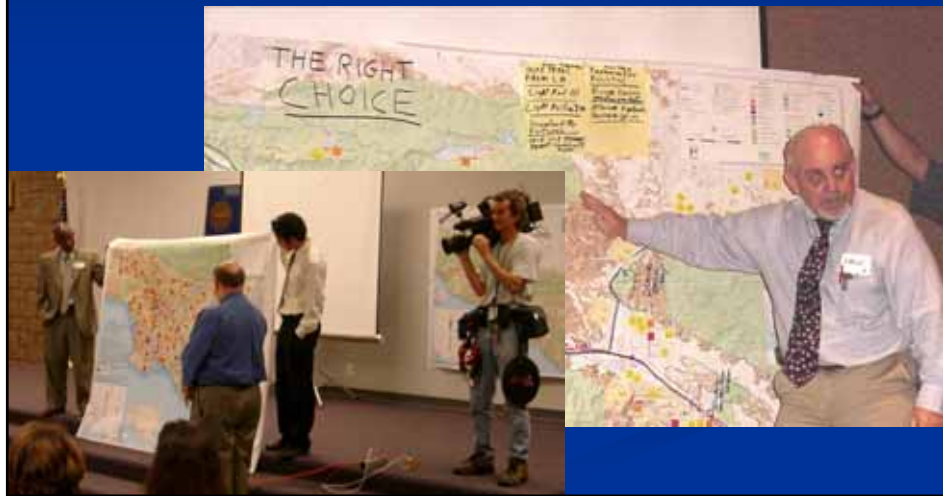


Developing New Ideas – The Workshop Exercise

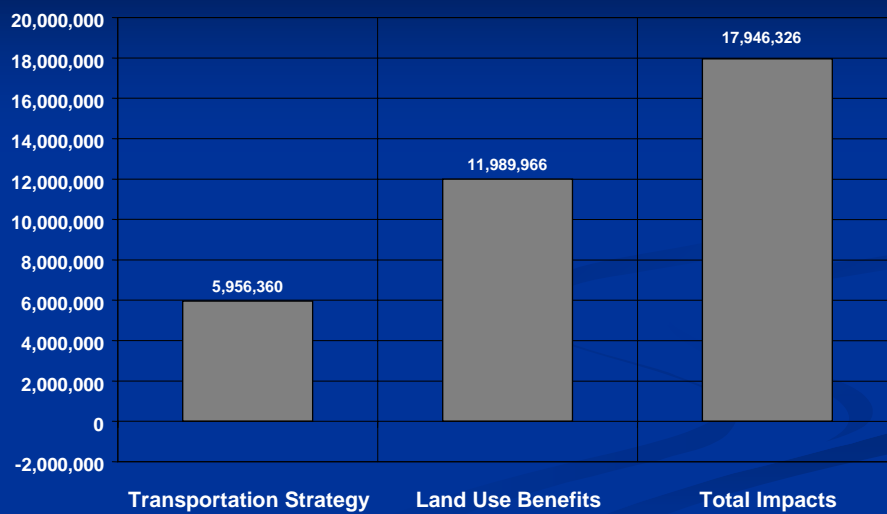
Participants build
their own growth
scenario.



Compass Workshops Experience

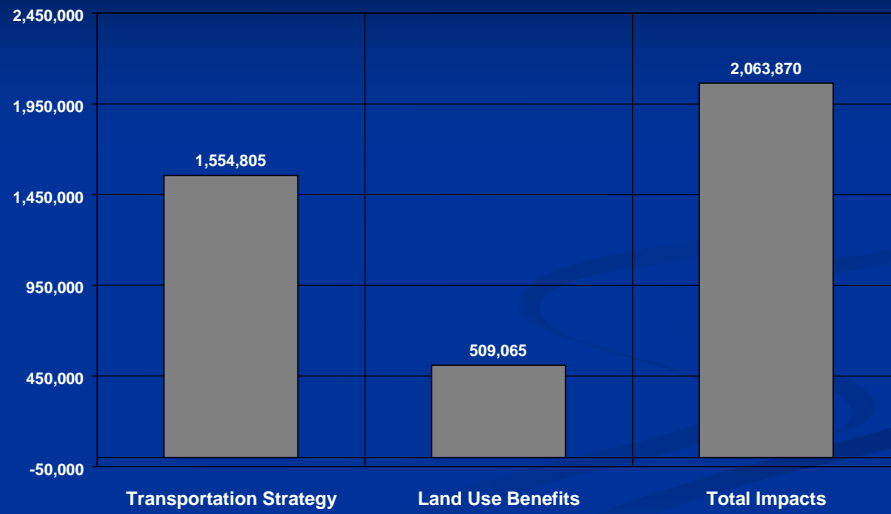


VMT Reductions: Land Use Strategy Compared with Traditional Transportation Strategies

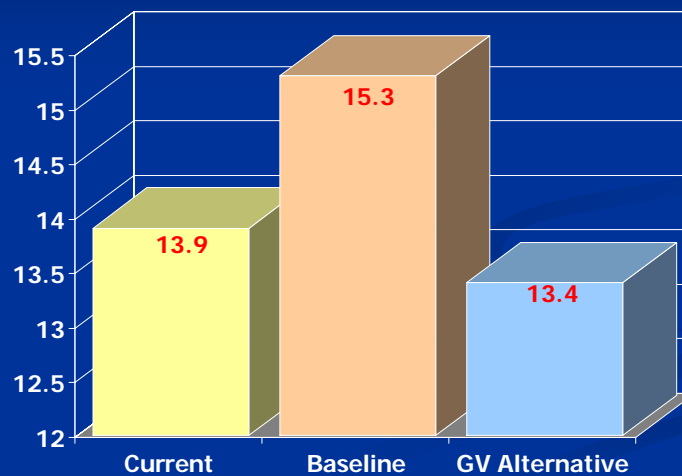




VHT Reductions: Land Use Strategy Compared with Traditional Transportation Strategies



All Trip Type Average Travel Time





What We've Learned

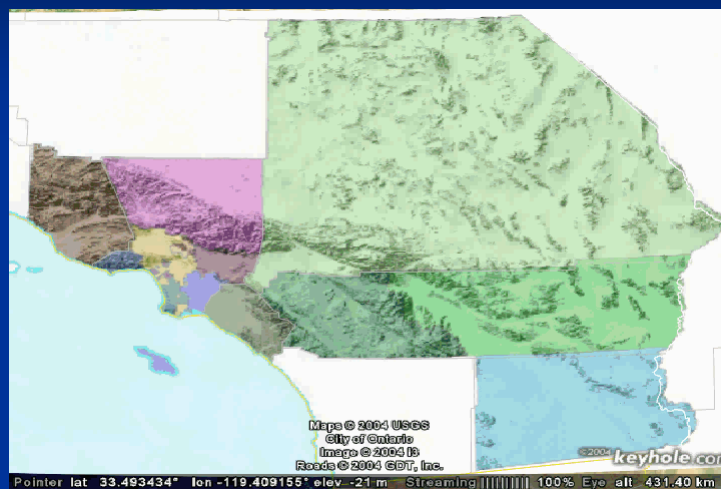
- Vision
 - Without action
 - Is
- Hallucination



Changes will affect only
2% of regional land mass



Implementing the Compass Blueprint

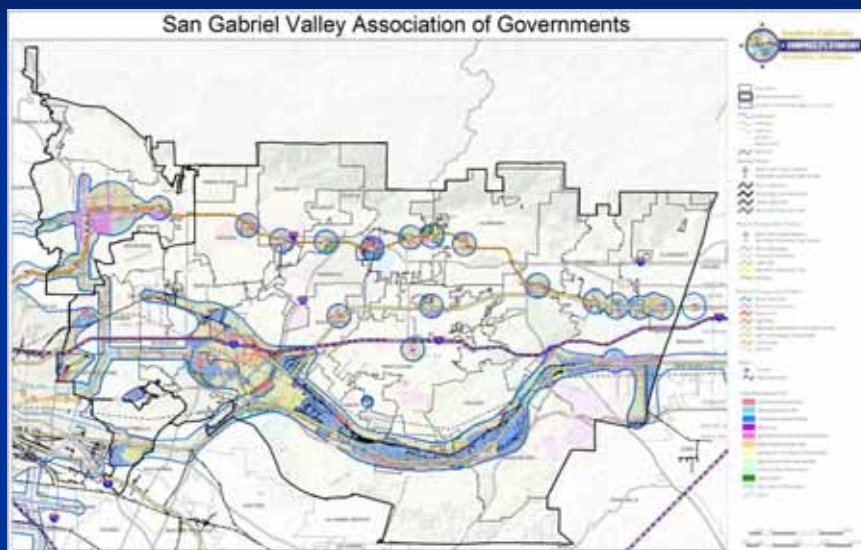




Compass Vision

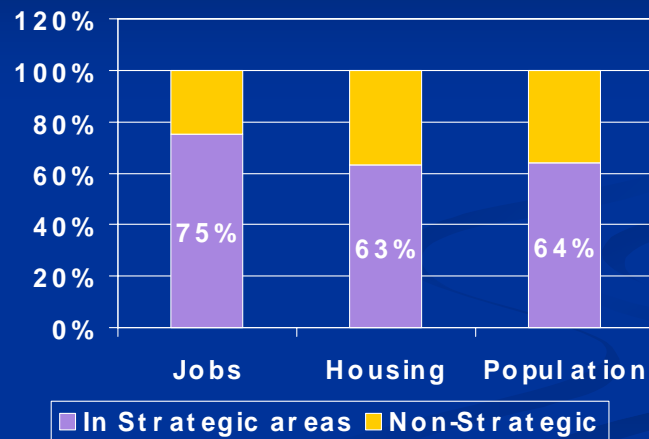


Compass Strategic Opportunity Maps

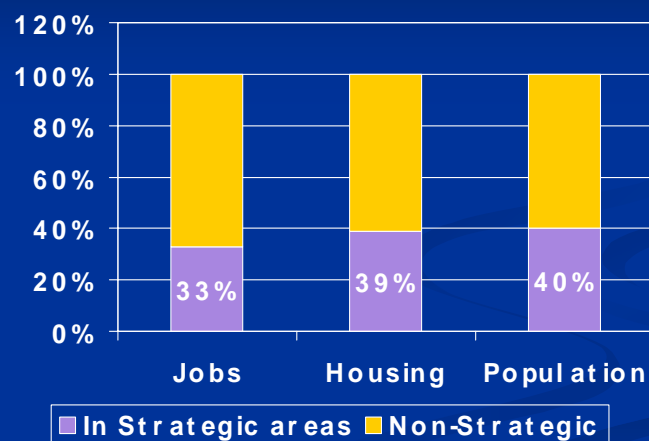




2000 Distribution

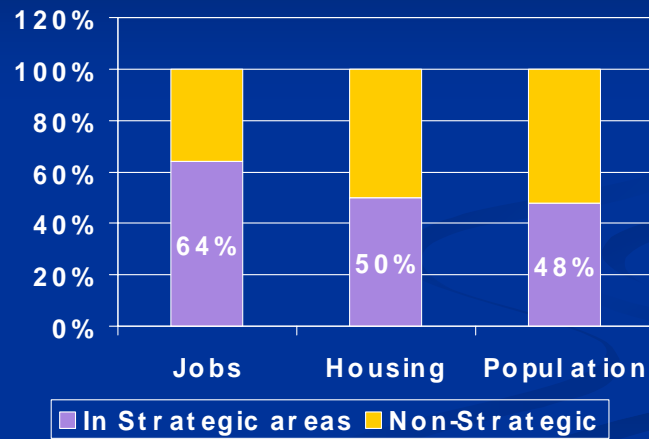


1990 – 2000 Distribution



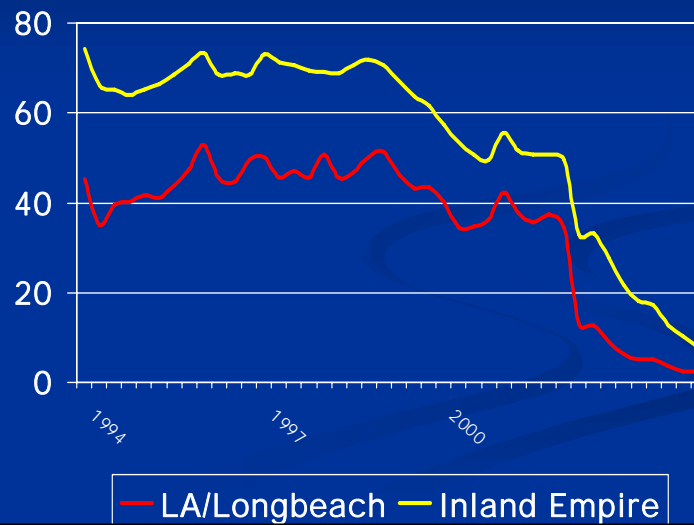


2000-2030 Distribution



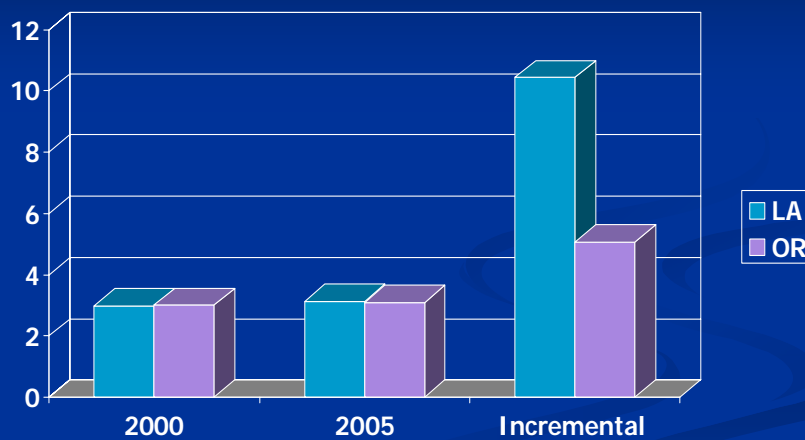


NAHB Housing Opportunity Index



Persons per Housing Unit

2000-2005





Local Planning Support



Suite of Services: Partnership on Key Projects with 25-30 local projects





25-30 Demonstration Projects throughout the SCAG region

- Bottom-up Approach
 - Develop engaged partners
 - Must be reality based
 - Opportunity to innovate and set standards
- Leverage Resources
 - Expand participation
 - Enhance funding base
- Manage Resources
 - Experienced Project Teams



Choosing from a Suite of Services

- Fregonese Calthorpe Associates - Planning
- Solimar – Analysis, GIS, Economics
- The Planning Center – Planning
- Arellano and Associates – Public Outreach
- IBI – Planning and Engineering
- Kimley Horn Associates - Transportation



Choosing from a Suite of Services

- Tipping Point Analysis
- Redevelopment strategy
- Small site workshops
- Urban design solutions
- Public involvement
- Photo simulations
- Economic development strategies
- Housing Strategies



Public Involvement and Workshops





Workshops, Involvement materials



Workshop Maps



Analyzing the Workshop Maps



Concept Plan

Proposed Streets, Land Uses, Building Orientation,
Non-Auto Circulation, Open Space





PUBLIC AWARENESS EFFORTS



- Tipping Point Analysis
- Visualizations

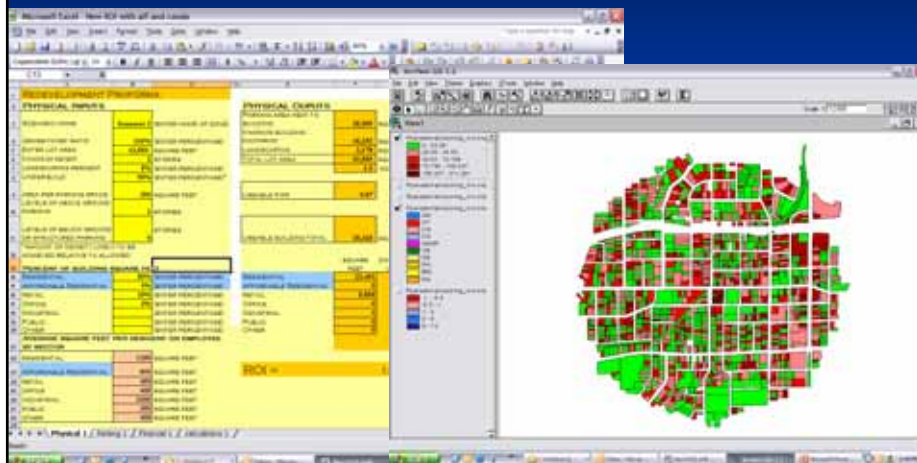


Redevelopment Formula

- A potential redevelopment project (private) produces more income, annually, than expense.
- $\text{Income (rent)} = \Sigma \text{ Residential Rents} + \Sigma \text{ Commercial Rents}$
- $\text{Expense (cost)} = \Sigma \text{ acquisition, demolition, construction, misc. costs}$
- $\text{Income} > \text{Expense} = \text{potential to redevelop}$



Return on Investment Using GIS

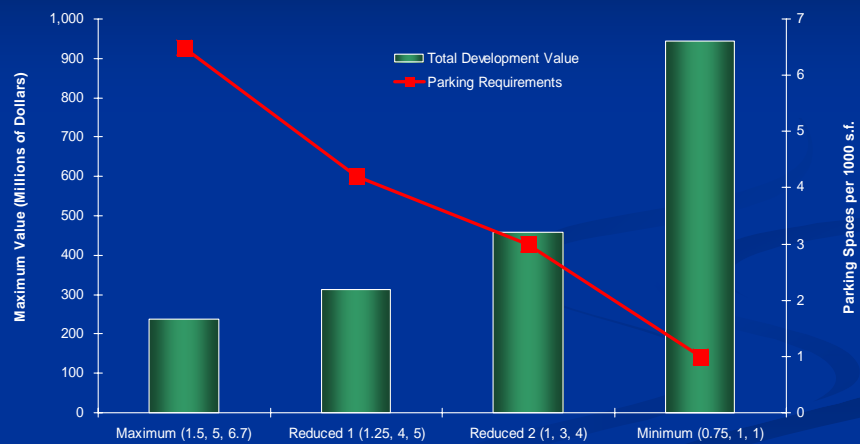


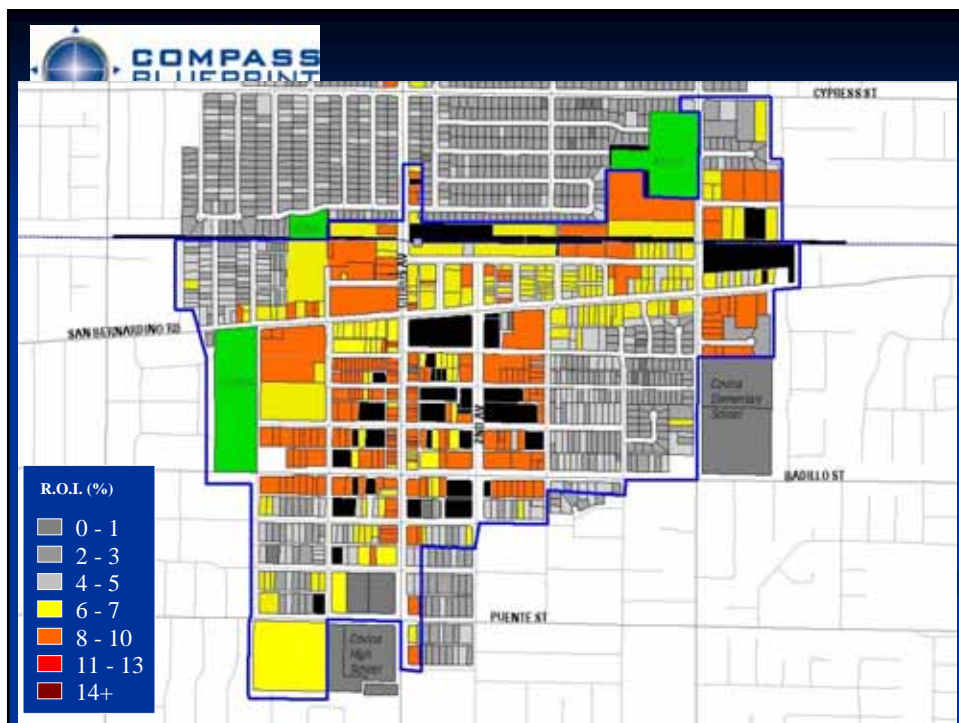
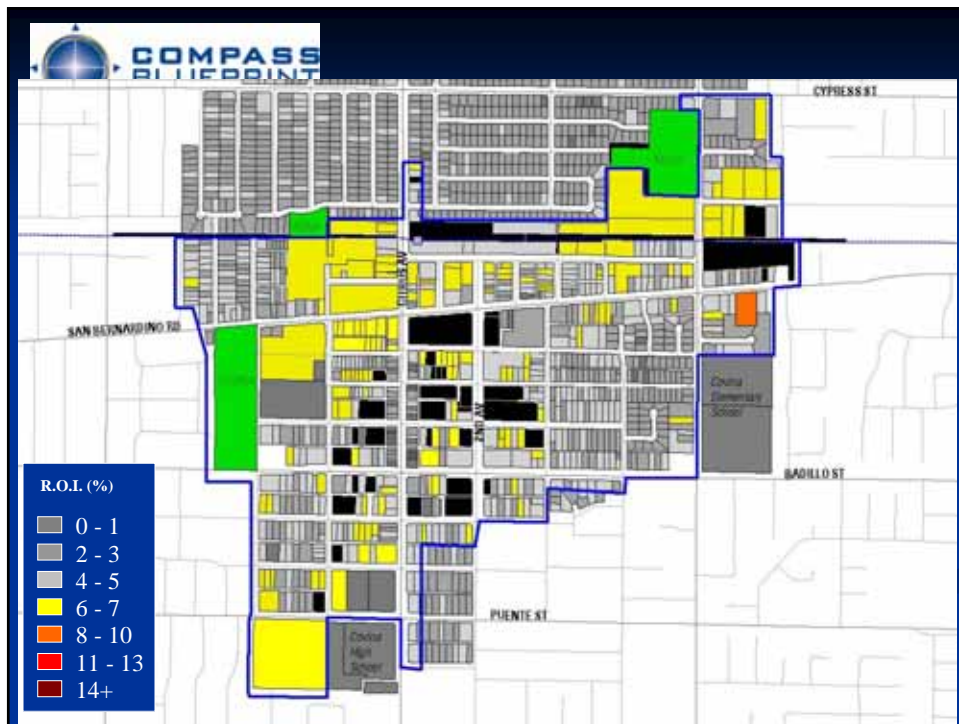


Floor Area Ratio & Development Value



Parking Requirements & Development Value





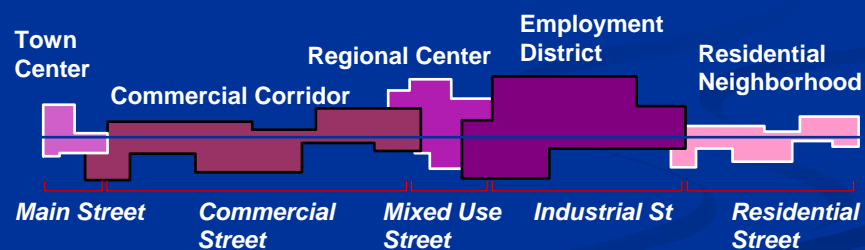


Covina



Context Sensitive Design

- Designing streets to serve adjacent land use



Connections



Connections



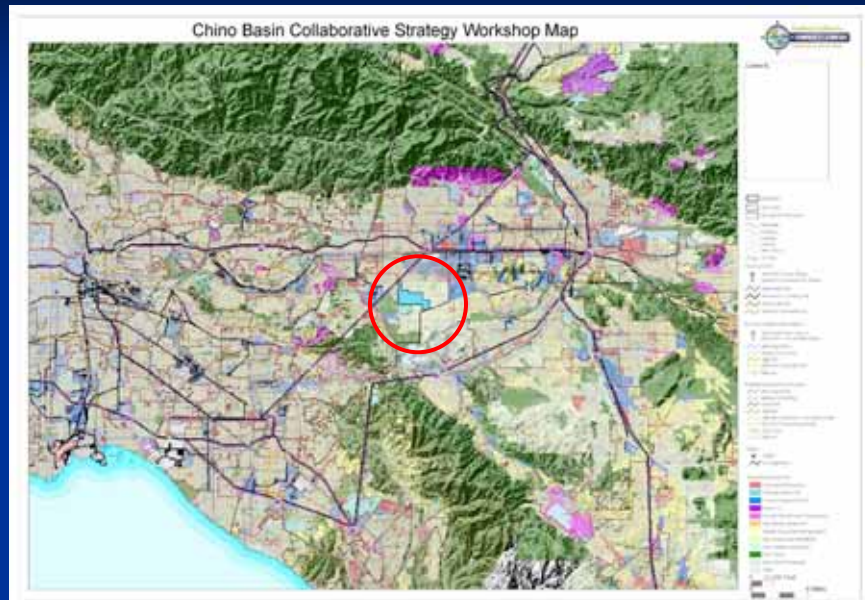
Connections



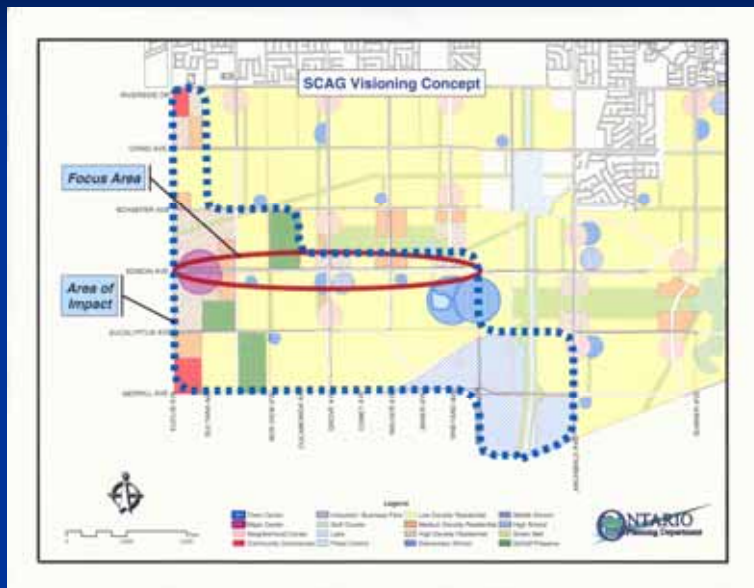
Connections



Area in Context

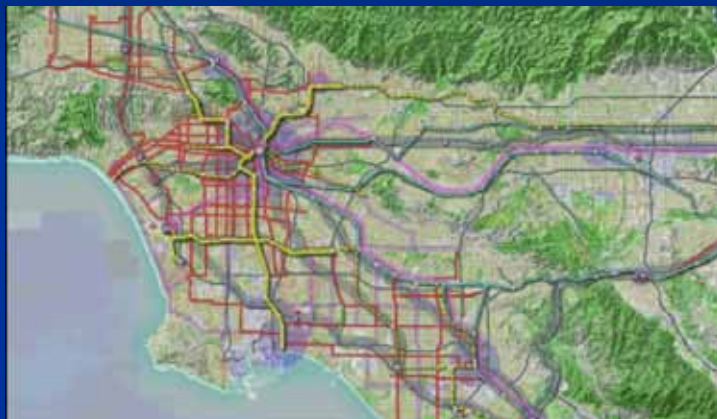


New Model Colony





Ontario Visualization



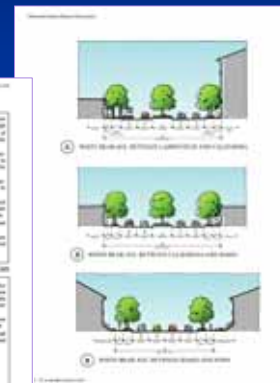


Urban Design Solutions

- └ Analysis of urban design elements
- └ Generate urban design strategy:
 - illustrative drawings
 - land use locations
 - cross-sections
 - maps



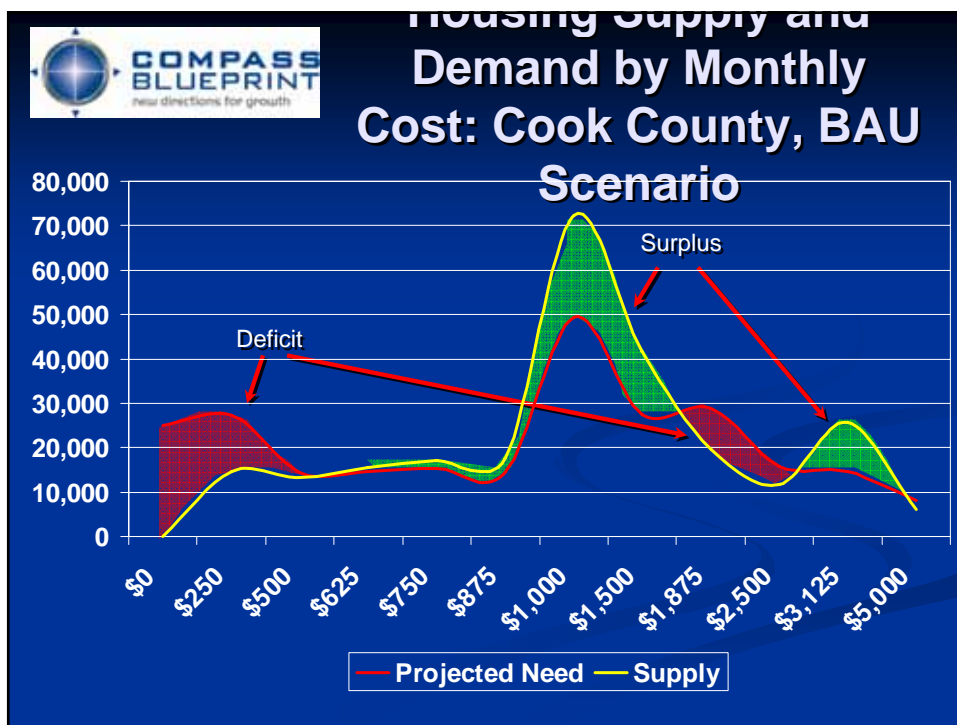
Develop Model Policies, Standards, & Codes





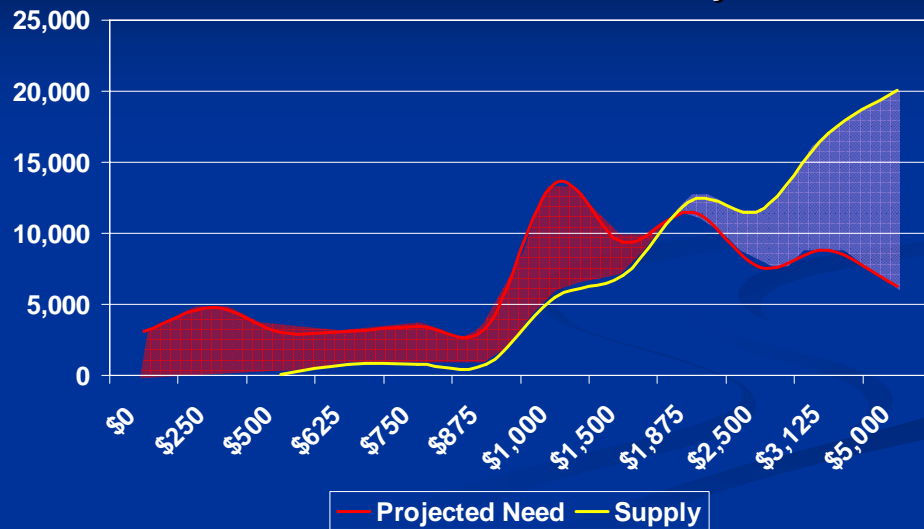


■ Housing Needs Analysis





Housing Supply and Demand by Monthly Cost:, BAU Scenario Lake County

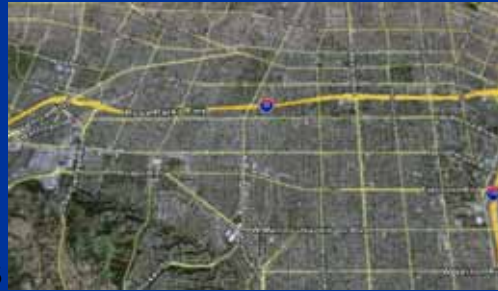


Current Projects



Los Angeles

- 5 Expo Line Station Areas (Vermont to La Cienega)
- Tipping Point analysis
- Infill potential
- Visualizations
- Zoning code recommendations





San Bernardino

■ Downtown TOD Corridor

- Clarify possible and preferred land uses
- Identify opportunities for developing particular sites
- Visualize appearance
- Prepare a public education process



Rolling Hills Estates

- Analyze new codes for financial feasibility
- Workshop with stakeholders
- Develop a parking strategy
- Create visualizations
- Context Sensitive Design –
- Perform market analysis
- Provide advice as needed by reviewing projects that are submitted to the City during the Demonstration Project process





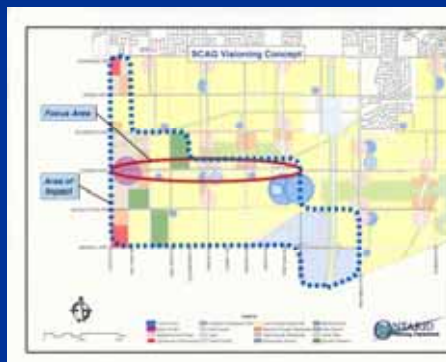
Montclair

- Downtown Plan being adopted
- Visualizations
- Tipping Point
- Public Involvement assistance
- Marketing analysis
- Context Sensitive Street Design



Ontario

- Phase 2
- Public Involvement
- Economic Development Program
- Detailed transportation modeling
- EIR Scan –
- Preliminary Impact





Riverside TOD

- 5 TOD Areas
- Corona, Hemet, Perris, Moreno Valley, Riverside
- Infill Potential
- Ridership Impact
- Design Options
- Feasibility
- Tipping Point



Compton

- General Plan Update
- Assistance with workshops
- 2 Station Area studies
- 50 acre brownfield redevelopment analysis
- 2 Small Area and 1 Citywide Workshop
- City Vision





Current Plans

- 15 projects, covering Los Angeles, Riverside, & San Bernardino Counties
- No projects yet from Orange, Ventura, or Imperial Counties
- 16 projects available for 2nd Phase
- Upcoming events:
 - Targeted marketing
 - Second Round Competition

